

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15 -17		HIGGINS ST, ARLINGTON

## OWNERSHIP

Owner 1:	15-17 HIGGINS ST LLC				
Owner 2:					
Owner 3:					
Street 1:	191 BROADWAY APT 3				
Street 2:					
Twn/City:	SOMERVILLE				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02145			Type:	

## PREVIOUS OWNER

Owner 1:	HIBBARD BRENDA A/ TRUSTEE -		
Owner 2:	HIBBARD FAMILY TRUST -		
Street 1:	17 HIGGINS STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2872 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.12243	Total SF/SM:	5333	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	405.993	Spl Credit	Total:	406.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

**931,500**

**931,500**

**931,500**



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	97442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5333.000	519,100	6,400	406,000	931,500
Total Card	0.122	519,100	6,400	406,000	931,500
Total Parcel	0.122	519,100	6,400	406,000	931,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		324.34	/Parcel: 324.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	519,100	6400	5,333.	406,000	931,500		Year end	12/23/2021
2021	104	FV	495,600	6400	5,333.	406,000	908,000		Year End Roll	12/10/2020
2020	104	FV	495,900	6400	5,333.	406,000	908,300	908,300	Year End Roll	12/18/2019
2019	104	FV	382,600	6400	5,333.	406,000	795,000	795,000	Year End Roll	1/3/2019
2018	104	FV	382,600	6400	5,333.	359,600	748,600	748,600	Year End Roll	12/20/2017
2017	104	FV	359,100	6400	5,333.	301,600	667,100	667,100	Year End Roll	1/3/2017
2016	104	FV	359,100	6400	5,333.	301,600	667,100	667,100	Year End	1/4/2016
2015	104	FV	320,500	6400	5,333.	261,000	587,900	587,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
12/19/2008	Measured	336	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

